



MARKED AGENDA
SCOTTSDALE PLANNING COMMISSION
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
DECEMBER 10, 2003
5:00 P.M.

ROLL CALL

COMMISSIONER NELSEN RESIGNED
COMMISSIONER SCHWARTZ ABSENT

MINUTES REVIEW AND APPROVAL

ITEM 1 APPROVED, 5-0; MOTION COMMISSIONER HEITEL

1. [November 19, 2003](#)

WITHDRAWAL

2. [31-UP-2003 \(AZ Power Sports\)](#) request by Archicon LC, applicant, Apache Honda-Yamaha-Suzuki, owner, a conditional use permit for outdoor sales display area on a 1.36 +/- acre parcel located at 7340 E McDowell Road with Highway Commercial District (C-3) zoning. **Staff has determined this use permit is not required and this case has been withdrawn.**

INITIATION

ITEM 3 APPROVED INITIATION OF TEXT AMENDMENT, 5-0; MOTION COMMISSIONER HEITEL

3. [4-TA-2003 \(Residential Accessory Use Text Amendment\)](#) request to initiate a Zoning Ordinance text amendment to amend accessory uses for residential uses. **Staff/Applicant contact person in Kira Wauwie, 480-312-7061.**

ITEM 4 APPROVED INITIATION OF ZONING, 5-0; MOTION COMMISSIONER HEITEL

4. [22-ZN-2003 \(Ingleside Inn Tract Unit 03\)](#) request to initiate the application of City of Scottsdale zoning to a portion of a property annexed on November 4, 2003 from the City of Phoenix at 6002 E Carnation Circle. **Staff/Applicant contact person is Teresa Huish, 480-312-7829.**

EXPEDITED AGENDA

ITEM 5 & 6 RECOMMENDED FOR APPROVAL, 5-0; MOTION COMMISSIONER BARNETT

5. [29-UP-2003 \(AZ Power Sports\)](#) request by Archicon LC, applicant, APACHE Honda-Yamaha-Suzuki, owner, for a conditional use permit for automotive repair (motorcycles & all terrain vehicles) on a 1.3 +/- acre parcel located at 7340 E McDowell Road with Highway Commercial (C-3) zoning. Staff contact person is Al Ward, 480-312-7067. **Applicant contact person is Paul Sarantes, 602-222-4266.**
6. [30-UP-2003 \(AZ Power Sports\)](#) request by Archicon LC, applicant, APACHE Honda-Yamaha-Suzuki, owner, for a conditional use permit for motorcycle sales and outdoor display area (including all terrain vehicles) on a 1.36 +/- acre parcel located at 7340 E McDowell Road with Highway Commercial District (C-3) zoning. Staff contact person is Al Ward, 480-312-7067. **Applicant contact person is Paul Sarantes, 602-222-4266.**

ITEM 7 RECOMMENDED FOR APPROVAL AS AMENDED, 5-0; MOTION COMMISSIONER HEITEL

7. [10-AB-2003 \(Alley Abandonment\)](#) request by Bruce W Genthner, applicant, multiple owners, to abandon a portion of an alley adjacent to lots 7-18 in the Hidden Village Sixteen Subdivision located north of Indian School Road and west of 68th Street. Staff contact person is Cheryl Sumners, 480-312-7834. **Applicant contact person is Bruce Genthner, 480-941-1340.**

REGULAR AGENDA

ITEM 8 & 9 RECOMMENDED FOR APPROVAL, 5-0; MOTION COMMISSIONER STEINBERG

8. [7-GP-2002 \(Scottsdale Professionals On Shea\)](#) request by Palmer Architects Inc., applicant, Scottsdale Professionals On Shea, owner, for a General Plan amendment (non-major) from Rural Residential to Office (minor) on a 4.24 +/- acre parcel located within the Shea corridor at the northeast corner of Shea Blvd. & 85th Place. Staff contact person is Tim Curtis, 480-312-4210. **Applicant contact person is Gerald Palmer, 480-947-7717.**
9. [14-ZN-2002 \(Scottsdale Professionals On Shea\)](#) request by Palmer Architects Inc., applicant, Scottsdale Professionals On Shea, owner, to rezone from Single Family Residential District (R1-35) to Service Residential District (S-R) on a 4.24 +/- acre parcel located at the northeast corner of Shea Blvd and 85th Place. Staff contact person is Tim Curtis, 480-312-4210. **Applicant contact person is Gerald Palmer, 480-947-7717.**

ITEM 10, 11 & 12 RECOMMENDED FOR APPROVAL, 5-0; MOTION COMMISSIONER STEINBERG

10. [4-GP-2003 \(Centennial Marketplace\)](#) request by Beus Gilbert PLLC, applicant, Arizona State Land Department & Byxbee Development Partners, owners, for a General Plan Amendment (non-major) from Office (minor) to Commercial on a 7.79 +/- acre parcel located at the northwest corner of 100th Street and Frank Lloyd Wright Blvd. Staff contact person is Tim Curtis, 480-312-4210. **Applicant contact person is John Berry, 480-429-3003.**
11. [61-ZN-1982#2 \(Centennial Marketplace\)](#) request by Beus Gilbert PLLC, applicant, Arizona State Land Department & Byxbee Development Partners, owners, to rezone from Planned Community District, Service Residential District (PCD S-R) to Planned Community District, Planned Neighborhood Center (PCD PNC) with amended development standards and revised stipulations on a 7.79 +/- acre parcel located at the northwest corner of 100th Street and Frank Lloyd Wright Blvd. Staff contact person is Tim Curtis, 480-312-4210. **Applicant contact person is John Berry, 480-429-3003.**
12. [24-UP-2003 \(Centennial Marketplace\)](#) request by Beus Gilbert PLLC, applicant, Arizona State Land Department & Byxbee Development Partners, owners, for a conditional use permit for a health studio on a 7.79 +/- acre parcel located at the northwest corner of 100th Street and Frank Lloyd Wright Blvd. Staff contact person is Tim Curtis, 480-312-4210. **Applicant contact person is John Berry, 480-429-3003.**

WRITTEN COMMUNICATION

ADJOURNMENT APPROXIMATELY 7:20 PM

David Gulino, Chairman
Eric Hess
Tony Nelssen
James Heitel

Steve Steinberg, Vice Chairman
David Barnett
Jeffrey Schwartz

For additional information click on the link to 'Projects in the Public Hearing Process' at:

<http://www.ScottsdaleAZ.gov/projects>.



Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.